

Herbert Foster, Marlene Smithers Absent

Meeting commenced at 6:00 p.m.

All other Members present

Richard J. Daley, Jr., Chairman  
Herbert F. Foster, Jr.

Orsola Susan Fontano  
Salvatore Querusio  
Richard Rossetti  
Marlene Smithers, (Alt.)  
T.F. Scott Darling, III, Esq., (Alt.)

### Meeting Results

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,  
Wednesday, September 7, 2005**

### **DECISIONS 6:00 P.M. followed by New HEARINGS**

**1 Davis Sq:** The Applicant & Owner, 460 Somerville Avenue Trust seeks a special permit to alter a non-conforming structure (SZO §4.4.1), a special permit with site plan review (SZO §7.11.9.5.c) to establish a retail store of greater than 10,000 sq. ft., a special permit with site plan review (SZO §7.11.6.3.b) to establish a commercial health and fitness club of greater than 10,000 sq. ft., a special permit (SZO §9.13.e) for shared loading facilities and a variance for failure to provide twenty eight (28) parking spaces (SZO §9.5). This application is also subject to a Project Mitigation Contribution under SZO §15.2. CBD zone. *The Applicant requested a continuance to the next meeting on September 21, 2005. Susan Fontano made a motion to allow the request and noted that the Applicant has also extended the mutual time extension to October 5, 2005. Motion seconded by Sal Querusio, vote taken (5-0) RD, SF, SQ, RR and SD. Application continued to September 21, 2005.*

**8 Holts Ave:** Applicant & Owner: Augusto Ustariz. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to construct a rear addition and deck. RB zone. *The Board voted on August 17, 2005 to continue the matter to September 21, 2005.*

**48-50 Hawthorne St:** The Applicants & Owners, Adam & Amy Fairhall seek a special permit to alter a nonconforming structure (SZO §4.4.1) to construct a one-story addition with a roof deck on the rear of an existing two-family dwelling. RB zone. *The Applicant requested a continuance to September 21, 2005. Susan Fontano made a motion to allow the request. Sal Querusio seconded the motion, vote taken (5-0) RD, SF, SQ, RR and SD. Application continued to September 21, 2005*

**191 Highland Ave:** Applicant & Owner Joseph Sater seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to relocate an elevator and enlarge an existing egress door, a special permit for shared parking (SZO §9.13.e) to use parking spaces on three other lots located on Belmont St & a revision to a previously issued special permit (SZO §5.3.8). RC & RA zones. *The Applicant requested to continue the hearing to September 21, 2005. Susan Fontano made a motion to allow the request. Sal Querusio seconded the motion, vote taken (5-0) RD, SF, SQ, RR and SD. Application continued to September 21, 2005*

**34 Glenwood Rd:** Applicant: John McNally; Owners: John McNally & Dana Guthrie. The Applicant seeks a special permit to alter a nonconforming structure (SZO §4.4.1) to make changes to stairs at the rear of a 2-family dwelling. RB zone. *Susan Fontano made a motion to approve the petition with conditions. Sal Querusio seconded the motion, vote taken (5-0) RD, SF, SQ, RR and SD. Petition approved.*

**210 Willow Ave:** Applicant: Michael Zenga; Owners: Daniel and Leslie Zenga. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) in order to build 2<sup>nd</sup> & 3<sup>rd</sup> floor rear decks and stairs onto an existing 3-family dwelling. RA zone. *The Applicant requested to Withdraw the Petition Without Prejudice. Susan Fontano made a motion to allow the request, Sal Querusio seconded the motion, vote taken (5-0) RD, SF, SQ, RR and SD. Motion approved.*

**51 Liberty Ave:** Applicant: Paul Lu; Owners: Paul Lu, Rino Un, Dolores Un, & Jeanne Un. The Applicant seeks a variance from front yard parking (SZO §9.8.d) to construct a parking space in the front yard of an existing dwelling. RA zone. *The Applicant requested to continue the hearing to September 21, 2005. Susan Fontano made a motion to allow the request. Sal Querusio seconded the motion, vote taken (5-0) RD, SF, SQ, RR and SD. Application continued to September 21, 2005*

**257 Elm St:** Applicant: Diesel Café Inc.; Owners: Paul & Joe Errico. The Applicant seeks a variance for failure to provide parking (SZO §9.5.10.a) to add to the seating capacity for the café from 64 to 110 seats. CBD zone. *The Applicant requested to continue the hearing to September 21, 2005. Susan Fontano made a motion to allow the request. Richard Rossetti seconded the motion, vote taken (5-0) RD, SF, SQ, RR and SD. Application continued to September 21, 2005*

**212 Elm St:** Applicant: Peter Creyf; Owner: APCA Elm Street H, LLC. Under §4.4.1 and §9.13.e of the SZO, the Applicant seeks to convert an existing office to a restaurant with 48 seats with shared parking. CBD zone. *The Board opened the hearing and recorded testimony. Susan Fontano made a motion to allow the request. Sal Querusio seconded the motion, vote taken (5-0) RD, SF, SQ, RR and SD. Application continued to September 21, 2005*

**212 Elm St:** Applicant: Peter J. Romero; Owner: APCA Elm Street H, LLC. Under §4.4.1 and §9.13.e of the SZO, the Applicant seeks to convert an existing office bld. to a restaurant with 111 seats with shared parking. CBD zone. *The Board opened the hearing and recorded testimony. Susan Fontano made a motion to allow the request. Sal Querusio seconded the motion, vote taken (5-0) RD, SF, SQ, RR and SD. Application continued to September 21, 2005*

**212 Elm St:** Applicant: Paradigm Properties; Owner: APCA Elm Street H, LLC. The Applicant seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to construct new exit doors, alter existing window openings and build a new metal canopy, and a special permit for shared parking (§9.13.e). CBD zone. *The Board opened the hearing and recorded testimony. Susan Fontano made a motion to allow the request. Sal Querusio seconded the motion, vote taken (5-0) RD, SF, SQ, RR and SD. Application continued to September 21, 2005*

**199 Summer St:** Applicant & Owner: Steve Aloise seeks a special permit to expand a non-conforming use (SZO §4.5.3) and a special permit with site plan review (§7.3) to convert former commercial space into 2 residential units on a lot with an existing 5-family dwelling. The Applicant also seeks a special permit to alter a non-conforming structure (§4.4.1) to alter the front exterior stairway, decks and to extend the existing roofline. RB zone. *The Applicant requested to continue the hearing to September 21, 2005. Susan Fontano made a motion to allow the request. Sal Querusio*

*seconded the motion, vote taken (5-0) RD, SF, SQ, RR and SD. Application continued to September 21, 2005*

**99 Beacon St:** Applicant & Owner, Frank Roselli seeks a special permit with design review (S.Z.O. §7.11.10.2.1.a) to change the use of a building from retail to a café and a special permit for modification of parking requirements (§9.13.a) for failure to provide parking. RC zone. *Opened and continued to October 5, 2005. Susan Fontano made a motion to the continue the hearing to October 5, 2005, Sal Querusio seconded the motion, vote taken (5-0) RD, SF, SQ, RR and SD.*

**55 Columbus Ave:** Applicant & Owner, Mary's Trust seeks a special permit to alter a non-conforming structure (SZO §4.4.1) to build an exterior enclosed staircase at the rear of the building, an enclosed wheelchair lift, and to enclose and make changes to an existing side stairway. RA zone. *The Applicant requested to continue the hearing to September 21, 2005. Susan Fontano made a motion to allow the request. Sal Querusio seconded the motion, vote taken (5-0) RD, SF, SQ, RR and SD. Application continued to September 21, 2005*

**312-314 Beacon St:** Applicants & Owners, Robert Gillig & Christine Cuttitta seek a special permit (S.Z.O. § 7.11.1.1.c) to build a single family dwelling on a lot with two existing two-family structures. RC zone. *Opened and continued to October 5, 2005. Susan Fontano made a motion to continue the application to October 5, 2005, seconded by Richard Rossetti, vote taken (5-0) RD, SF, SQ, RR and SD. Motion approved.*

**85 Cross St:** Applicant & Owner Leopoldo Martinez seeks a Special Permit with Site Plan Review to create two principle structures (SZO §7.2) and two variances (SZO §8.5.H) minimum side yard setback, (SZO §8.5.I) minimum rear yard setback to convert an existing rear garage to one dwelling unit. RB zone. *The Applicant requested to continue the hearing to October 5, 2005. Susan Fontano made a motion to allow the request. Sal Querusio seconded the motion, vote taken (5-0) RD, SF, SQ, RR and SD. Application continued to October 5, 2005.*

*Meeting adjourned at 8:55 p.m.*

**ZBA 9/7/05**